



Kenton C. Ward, CFM
Surveyor of Hamilton County
Phone (317) 776-8495
Fax (317) 776-9628

Suite 188
One Hamilton County Square
Noblesville, Indiana 46060-2230

November 20, 2009

Cash, Wagner, & Associates
ATTN: Nathan Wagner
216 West Sixth Street
Suite 106
Jasper, IN. 47546
VIA E-MAIL: NWagner@cashwagner.com

RE: Westfield Health Campus

Dear Mr. Wagner

We have reviewed the construction plans submitted to the Hamilton County Surveyor's Office on November 12, 2009, for this project and have the following comments:

1. The proposed project falls in the incorporated area and MS4 jurisdiction of the City of Westfield.
2. The proposed project DOES NOT fall in a City of Westfield Wellhead Protection Zone.
3. The proposed project falls in the Cool Creek Regulated Drain Watershed.
4. The proposed project is a direct outlet to the Village Park Estates Section 2 Arm of the Cool Creek Regulated Drain. A direct outlet permit for the discharge into the Cool Creek Regulated Drain will be required before final approval. The application is available on our website at <http://www.hamiltoncounty.in.gov>, go to Department Directory, Surveyor's Office, and Forms.
5. A requirement of previously proposed development on this site was to make improvements to the existing CMP under Carey Road. Additional information will be provided in regards to this issue in the near future.

6. The project can not be reviewed for stormwater release rates without drainage calculation submittal. Please resubmit for review with all items in accordance with the standards required in the Hamilton County Stormwater Management Technical Standard Manual, which is available at:

http://www.hamiltoncounty.in.gov/library/survey/docs/HCSMTSM_20090109.pdf

7. Additional comments will be made after a complete submittal is received by HCSO.

Should you have any questions, I can be reached at 317-776-8495.

Sincerely,

A handwritten signature in blue ink that reads "Greg Hoyes". The signature is fluid and cursive, with the first name "Greg" and last name "Hoyes" clearly distinguishable.

Greg Hoyes, AC, CFM, CPESC
Plan Reviewer

CC: Pete White – Westfield Public Works
Kevin Todd – City of Westfield
Dave Lucas – HCHD

WESTFIELD PUBLIC WORKS



November, 24 2009

Cash Waggner & Associates
Attn: Mr. Nathan R. Waggner, P.E.
Metzger Building
216 W. Sixth Street, Suite 106
Jasper, IN 47546

BOARD OF PUBLIC WORKS
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CHIEF ADMINISTRATIVE OFFICER
BRUCE A. HAUK

DIRECTOR OF PUBLIC WORKS
KURT J. WANNINGER

RE: Westfield Health Campus Preliminary Plan Review

Dear Mr. Waggner:

The Westfield Public Works Department has reviewed the proposed preliminary plans for the above project and offers the following comments:

General

1. Please provide 110% performance bonds for all public infrastructures. The bonds must be executed before any construction commences.
2. Please provide an electronic file of this project and note our digital as-built requirements.
3. Please note additional comments may be warranted at a later date.

Water

1. The water availability and connection fees have been estimated at \$69,678.00. These fees must be paid before the preconstruction meeting.
2. Please provide a stub for the utilities for lot 1.
3. Please move the water main to the North to avoid any conflicts with the detention area.
4. The fire water main can be 6" C900.
5. Move the vault to be located on the West side of the property next to the trail. The water meter needs to be located in the vault. Please add a 6" valve prior to the vault and split the water main so the fire and domestic run through the vault.

6. Please add a note stating that all fire hydrants shall be painted with 2-coats of MAB "Fire Protection Red (7068)" prior to installation. Private fire hydrants shall be painted with 2 coats of MAB "Caution Yellow (7077)".
7. Please add a note stating that blue reflectors shall be installed in pavement to mark fire hydrants (private and public) per the City of Westfield's Utility and Infrastructure Construction Standards.
8. Please add a note stating that fire hydrants shall have a 5-inch Storz's connection (Mueller model 290220 for casting and 290221 cap or comparable to and approved by WPWD). Fire hydrants shall be placed per the direction of the Westfield Fire Department.
9. Please add a note stating that if a main is 8-inches or smaller, then C900 pipe can be used. The main shall be saddle tapped and bedded with sand 6-inches under and 12-inches over the pipe with marking tape installed 2-feet above the water main. Number twelve (#12) gauge locating wire shall be taped to the top of the main and pulled through all valve boxes (to the surface) for locating purposes. If ductile iron pipe is used, the main must be poly wrapped and marking tape installed 2-feet above the water main.
10. Please add a note to the plans stating that all proposed road crossings must be fully backfilled with a granular material.
11. Please include all water specifications and details, which can be found on our website at www.westfield.in.gov under Development/Construction.
12. Please provide a completed NOI application for water construction and provide the fee along with the application. The check should be made out to the City of Westfield Public Works in the amount of \$300.00.
13. Please provide at least 10 feet of horizontal separation between all water, sanitary and storm pipe.
14. Please provide at least 8 feet of horizontal separation between the water main and all storm and sanitary structures.

Sanitary Sewer

1. The sanitary sewer availability and connection fees are estimated at \$135,485.00. This must be paid before the preconstruction meeting.
2. Please add a note stating that all sanitary sewer laterals must have locate wire run when installing.
3. The sanitary lateral cannot connect directly to the manhole. Please revise the lateral stub for the future lot #1.
4. Please add a note to the plans stating that all proposed road crossings must be fully backfilled with a granular material.
5. Please designate an area for an external grease trap.

6. Please add type 2 clean outs to the sanitary laterals for every 100 feet. This and other sanitary details can be found at our website by following this link <http://www.westfield.in.gov/egov/docs/1111162413893.htm>.
7. Please include all sewer specifications and details, which can be found on our website at www.westfield.in.gov under Development/Construction.

Storm Sewer

1. Please provide a completed NOI application for storm water construction and provide the fee along with the application. A \$100.00 check should be made out to IDEM and our office will forward the NOI information to IDEM.
2. Any stormwater detention facilities shall be separated from any road right-of-way by a minimum of 50 feet, measured from the top of bank or the 100-year pool if no defined top of bank is present. Use of guard rails, berms, or other structural measures may be considered in lieu of the above-noted setbacks.
3. Please provide an emergency overflow and overland route for the wet detention pond.

Streets

1. The obstruction free zone is defined as the roadside area next to the travel way which should be free from hazards and obstruction. Carey Road has a 40 mph speed limit so the obstruction free zone is 10 feet.
2. According to the Westfield standards an accel/decel lane and passing blister is required in this area. A traffic study needs to be obtained.

Requirements for Traffic Study

Prepare a traffic operations analysis report for the proposed new development in the City of Westfield. The study shall be completed and sealed by an Indiana registered professional engineer with adequate experience in Transportation Engineering. The traffic study shall provide necessary data and analysis to adequately assess the impacts of the proposed development on the existing and/or planned roadway system. This will include:

- Review of the traffic conditions as they exist now on the roadway system abutting the proposed development.
- Determine the new trips that will be generated by the land-uses within the proposed development utilizing the *ITE Trip Generation Report (8th Edition)* and appropriately assign and distribute these trips to/from the site on to the existing/proposed roadway system.
- Perform traffic capacity analysis for the AM and PM peak hours for the following intersections on this project for the Existing and Opening Day scenarios:
 - Carey Road & Proposed Development South Entrance
 - Carey Road & Proposed Development North Entrance (realigned with the existing sub-division entrance "Saddlehorn Drive" on the west side)

- Carey Road & 146th Street
- Identify any improvements that might be required at the study intersections to maintain a desirable level-of-service LOS "C". It will be up to the discretion of the City of Westfield's engineering department to allow for an acceptable level-of-service LOS "D" for these study intersections.
- Provide schematics for the improvements as identified.
- Submit the traffic operations analysis report to the City of Westfield for review and approval. Revisions to the traffic study must be provided by the developer as required by the City of Westfield.

Erosion Control

1. Please add a note stating that the erosion control plan must be executed before any construction commences.
2. Please add a note stating that additional erosion control measures may be required in the field by the WPWD inspectors.
3. Please add a note stating that all erosion control material needs to be approved by the WPWD inspectors prior to installation.
4. There is an erosion control fee of \$100.00 per quarter acre. This fee needs to be paid prior to the pre-construction meeting.

These review comments, submitted plans, and TAC meeting do not constitute approval for construction by the Westfield Public Works Department. You will be informed when the proposed construction plans are acceptable. At that time you will submit eight (8) sets of plans to be stamped as being accepted by WPWD. All construction plans must be stamped by this office before construction can commence. After plans have been approved, please call for a Pre Construction meeting.

I thank you in advance for your cooperation and efforts to move this development along successfully. If you should have any questions or concerns regarding my comments or the above information, please call me at the below listed number.

Sincerely,

Pete White
Plan Reviewer
Development/Construction
pwhite@westfield.in.gov

Cc: Kevin Todd, Westfield Planning Department
Garry Harling, Westfield Fire Department
Greg Hoyes, HCSO
Mark McCauley, HCSWD